



27 Curly Hill, Ilkley

Set within the desirable area of Middleton on the lower part of this prestigious address and within a good-sized plot backing onto woodland, is this detached home that offers an exceptional opportunity for anybody wishing to structurally improve or rebuild - subject to any necessary consents.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

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27 Curly Hill, Ilkley, West Yorkshire, LS29 0AY

Skipton 10.5 miles, Harrogate 17 miles, Leeds 18.5 miles (all distances approximate)

Offers Over: £750,000

Accommodation

Lower Ground Floor: Reception Room; Utility and double Garage

Ground Floor: Entrance Hall; Living Room; Kitchen; Primary Bedroom with En-Suite and Balcony; three further Bedrooms, House Bathroom and WC.

General Remarks

Boasting unrivalled views over the Wharfe Valley towards Ilkley Moor, this detached property occupies a premium, elevated position on Curly Hill, backing onto Middleton Woods. The substantial plot offers a superb opportunity to create the home of your dreams, either through renovation or a complete rebuild (subject to the necessary consents). Please note the property has known structural issues that require remediation, the full structural report is available to view at our Ilkley office.

The Middleton area of Ilkley has long been regarded as the town's prime residential area, occupying a wonderful setting on the south facing bank of the River Wharfe and providing a highly desirable living environment, offering relative peace and tranquillity whilst being within just a mile or so of Ilkley's central amenities. Middleton is host to the town's famous Lido as well as the cricket and rugby clubs; whilst a walk over the old river bridge leads to the riverside parks and Ilkley Lawn Tennis and Squash Club.

Ilkley's centre is well known for its first class shopping, cultural amenities and a busy social round; catered for by a broad choice of restaurants, tea rooms and wine bars. From the town centre railway station there are frequent services throughout the day into Leeds and Bradford, with regular onward connections from Leeds to London Kings Cross. Leeds Bradford International Airport is just some 10 miles distant.

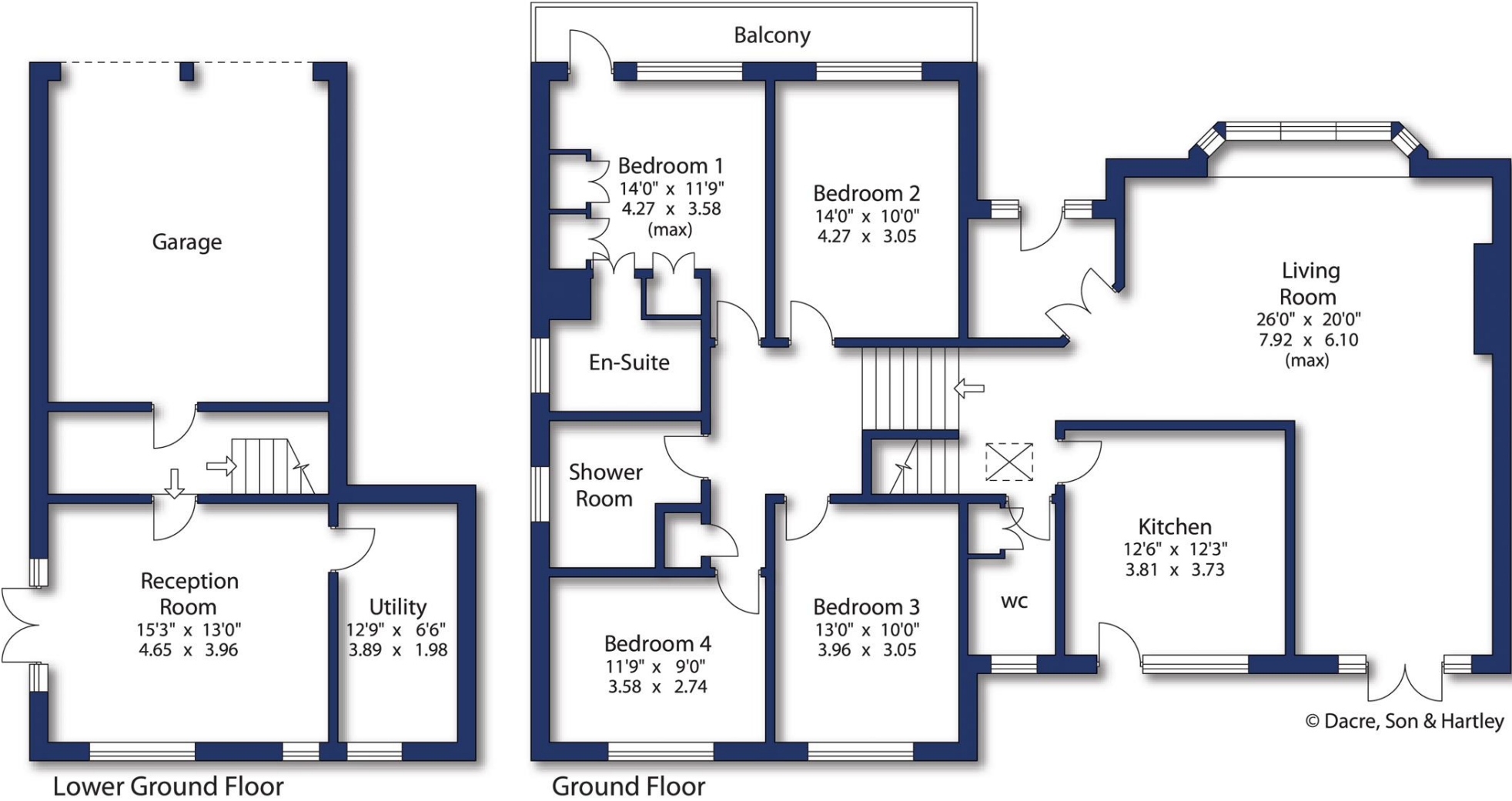








Floorplans





Directions

From our office in the centre of town, proceed down Brook Street, through the main traffic lights and then continue ahead on to Middleton Avenue until the T junction with Curly Hill. Turn left and proceed along Curly Hill for appropriately 175 yards where the drive will be found on the right hand side and number 27 found at the top of the drive.

What3Words: shorthand.jaunts.tries

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- The property is situated within the Middleton conservation area.
- We have been informed that the property is of timber frame construction.
- All mains services installed with ducted heating
- Garage and driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://check-for-flooding.in.gov.uk/)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

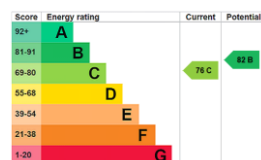
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Dacres Surveys

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